







BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 26, 1986

Mr. John R. Shaffer  
Mrs. Tracey C. Shaffer  
201 Midland Drive  
Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE  
N/S of Bayside Rd., 165' W of Cedar Rd.  
(1246 Bayside Rd.)  
15th Election District  
John R. Shaffer, et ux - Petitioners  
Case No. 87-221-A

Dear Mr. and Mrs. Shaffer:

This is to advise you that \$61.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025731

DATE: 12/3/86 ACCOUNT: 01-615-000

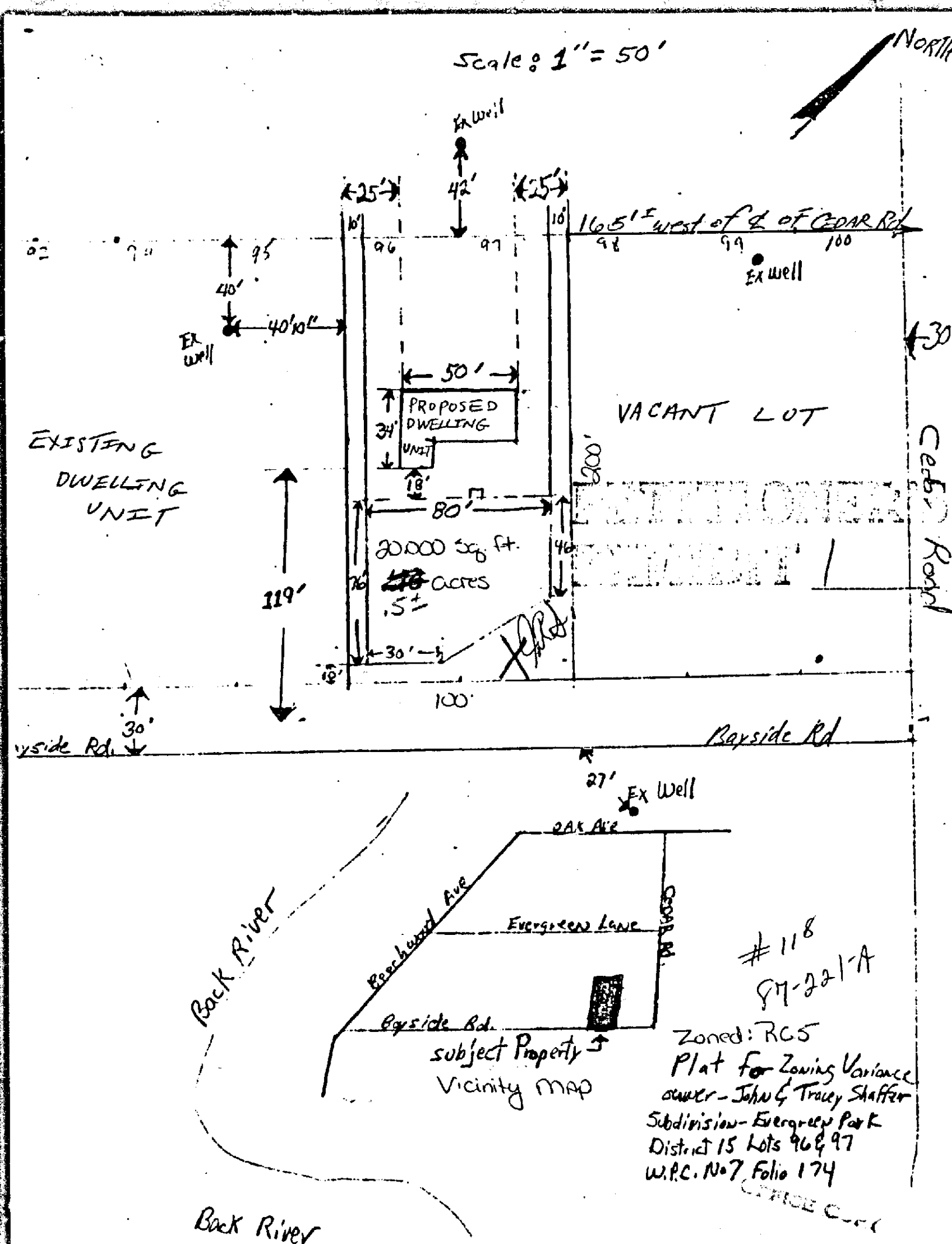
SIGN & POST RETURNED AMOUNT: \$ 61.40

RECEIVED FROM: Mr. John R. Shaffer, 201 Midland Dr., Apt. 1A, Baltimore, Md. 21220

ADVERTISING & POSTING COSTS RE CASE 87-221-A

FOR: 8 00000000000000000000

VALIDATION OR SIGNATURE OF CASHIER



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: December 2, 1986

FROM: Norman E. Gerber, AICP, Director  
Office of Planning and Zoning

SUBJECT: Chesapeake Bay Critical Area Finding  
John R. Shaffer, et ux (87-221-A, Item 118)

This petition has been reviewed by the staff of the Office of Planning and Zoning and it has been found that it is consistent with the requirements of the Chesapeake Bay Critical Area program provided that:

- Existing vegetation be maintained wherever possible and that enhancement tree plantings be made to the degree possible in order to reduce erosion, sedimentation and runoff and to provide wildlife habitat.
- Runoff from impervious surfaces be managed to allow infiltration by spreading runoff over vegetated areas toward suitable outfall.

Norman E. Gerber, AICP  
Director  
Office of Planning & Zoning

NEG/PJS/jat

cc: Uri Avin  
Tim Dugan  
Jim Hoswell  
Andrea VanArsdale  
Tom Vidmar  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

November 5, 1986  
(CRITICAL AREA)  
Re: Zoning Advisory Meeting of September 30, 1986  
Item # 118  
Property Owner: JOHN R. SHAFFER, et ux  
Location: 1246 BAYSIDE RD. WEST OF THE  
E OF CEDAR RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:  
THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell

Mr. John R. Shaffer  
Mrs. Tracey C. Shaffer  
201 Midland Drive  
Baltimore, Maryland 21220

October 31, 1986

### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
N/S of Bayside Rd., 165' W of Cedar Rd.  
(1246 Bayside Rd.)  
15th Election District  
John R. Shaffer, et ux - Petitioners  
Case No. 87-221-A

TIME: 10:00 a.m.

DATE: Wednesday, December 3, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025974

DATE: 9/17/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: TRACEY SHAFFER

FOR: VARIANCE PETITION # 118

VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: December 2, 1986

FROM: Norman E. Gerber, AICP, Director  
Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-217-A and 87-221-A

Please consider the Chesapeake Bay Critical Area finding (See memoranda dated 12/2/86 from Norman E. Gerber to Arnold Jablon) to be the position of this office.

Norman E. Gerber, AICP  
Director

NEG/JGH:sib

CPS-008

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc:

Mr. John R. Shaffer  
201 Midland Drive  
Baltimore, Maryland 21220

RE: Item No. 118 - Case No. 87-221-A  
Petitioner: John R. Shaffer, et ux  
Petition for Zoning Variance

Dear Mr. Shaffer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kkb

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

October 23, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 102, 116, 117, 118, 120, 121, 123, and 126.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 11/12/86  
Posted for: Variances  
Petitioner: John R. Shaffer, et ux  
Location of property: N/S Bayside Rd., 165' W. Cedar Rd.  
3246 Bayside Rd.  
Location of Signs: Corner 10' E. Cedar Rd.  
on property of Baltimore  
Remarks: See above  
Posted by: M. J. Shaffer Date of return: 11/11/86  
Number of Signs: 1

**Petition for Zoning Variance**

Case No. 87-221-A  
LOCATION: North Side of Bayside Road, 165 feet West of Cedar Road, 3246 Bayside Road.  
DATE & TIME: Wednesday, December 3, 1986, at 10:00 a.m.  
PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit side yard setbacks of 25 feet less than the required 50 feet.  
Being the property of John R. Shaffer, et ux, as shown on the plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order of  
Arnold Jablon  
Zoning Commissioner of Baltimore County

**The Times**

Middle River, Md., Nov. 13 1986

This is to Certify, That the annexed  
Petition  
REQ L 96980

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 13th day of November, 1986  
Dorinda Petty Publisher.



**BALTIMORE COUNTY**  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204

October 14, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 118 Zoning Advisory Committee Meeting are as follows:

Property Owner: John R. Shaffer, et ux (CRITICAL AREA)  
Location: N/S of Bayside Road, west of c/l of Cedar Road  
District: 15th.

**APPLICABLE ITEMS ARE CIRCLED:**

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

(C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

(D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

(G) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

(H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.

**NOTE**

(I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

**NOTE**

(J) Comments: Grade elevations and floor elevations above sea level shall be shown on plans when submitted for a permit.

(K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark P. Shaffer  
C. E. Burman, Chief  
Building Plans Review

L/22/86

**BALTIMORE COUNTY DEPARTMENT OF HEALTH**

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 118, Zoning Advisory Committee Meeting of 9-30-86

Property Owner: John R. Shaffer et ux

Location: N/S Bayside Rd District 15

Water Supply private Sewage Disposal private

**COMMENTS ARE AS FOLLOWS:**

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any chiller operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

17/3 11-21

**SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OVERLINE AREAS**  
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1584  
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING C 2.3

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

87-221-A

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
15th day of October, 1986

Arnold Jablon  
Zoning Commissioner

Petitioner: John R. Shaffer, et ux  
Petitioner's Attorney: \_\_\_\_\_

Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee



**BALTIMORE COUNTY**  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

September 29, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: John R. Shaffer, et ux (CRITICAL AREA)

Location: N/S of Bayside Rd., west of the centerline of Cedar Road

Item No.: 118 Zoning Agenda: Meeting of 9/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: John E. O'Neill Noted and Approved: \_\_\_\_\_  
Planning Group  
Special Inspection Division

/mb

Tan J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86